

The Cedars, Chapel Road, Tain, Ross-Shire IV19 1JE

Offers Over £220,000





The Cedars is a walk-in detached bungalow quietly located in the historic town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen, 4 Bedrooms, (1 En-suite) and Shower Room. Double glazed with electric heating and open fire. Large established garden with a sheltered patio. Generous off-street parking and detached double garage. The Cedars is peacefully situated at the end of a no-through road with no passing traffic. Within easy walking distance of the park, beach, shops, the Tesco store and the railway station. This property would suit a variety of purchasers and viewing is recommended.



The Cedars sits at the end of a no through road in a tranquil location in Tain. The railway station is around the corner where a daily commuter train goes to Inverness. The property is situated about 2 minutes from the High Street in Tain, Scotland's oldest Royal Burgh. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route and the Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found.



Entrance Vestibule: 1.35m x 0.97m

Entered via a Upvc front door with glazed panel. Further glazed door lead through to the Hall.

Hall:

Providing access to all the accommodation. Large storage cupboard which houses fuses and electric meters. Access hatch to partially floored attic. Electric heater.

Living Room: 5.46m x 4.36m

Spacious, double aspect room with windows to the front and side overlooking the garden. Open fire with back boiler which also heats the water. Wooden mantel, cast iron surround and slate hearth. Shelved alcove. Electric heater.

Kitchen: 4.46m x 2.93m

Wooden base and wall mounted units provide excellent storage and work surfaces. A Large walk-in cupboard gives additional storage. Composite sink and drainer plus integrated double electric oven and electric hob with extractor fan above. Under-unit lighting and tiled splashbacks. Plumbed for washing machine. Window overlooking the rear and glazed external door to the garden. Electric heater.



Bedroom 1: 3.96m x 3.37m (w)

Generous double aspect room with window to side and glazed door opening to the rear garden. Large fitted cupboard. Electric heater. Open arch though to En-suite.

En-Suite: 2.94m x 1.70m

Practical en-suite with WC and wash hand basin set in a vanity unit with integral cupboard. Shower bath with electric Mira Azore shower over. Wet-wall splashbacks and illuminated mirror. Extractor fan and electric towel radiator.

Bedroom 2: 3.30m x 2.77m

With window to the front. Built-in double wardrobe with mirror-fronted doors, hanging rail and shelving. Electric heater.

Bedroom 3: 2.95m x 2.00m

Bright room with window to the rear overlooking the garden. Currently used as a home office. Electric heater.



Bedroom 4: 3.67m x 3.26m

Spacious bedroom with window overlooking the front garden. Electric heater.

Shower Room: 1.91m x 1.83m

Fresh shower room with window to the rear and tiled walls. White suite comprising WC, wash hand basin and electric Mira Azore shower. Electric towel radiator and Dimplex fan heater.

Garage: 5.92m x 5.90m

A lock block driveway provides generous off-street parking for a number of cars. Large detached double garage with two separate roller doors, power, light and concrete floor. Work bench to the rear and storage into the rafters. Window to the side and pedestrian door to the enclosed rear garden.

Externally:

The Cedars is surrounded by a large established garden. Two grassed areas to the front and side with flower borders. The enclosed rear garden has a large area of lawn and a paved patio area, ideal for outdoor socialising. Productive garden with pear, apple and damson trees. Raspberries, gooseberries, blackberries and rhubarb. External light, water and power. Coal bunker, storage area to rear of garage and brick BBQ.

Viewing:

Please contact Mr Baxter on 07785735218

EPC Rating: F**Location:**

<https://w3w.co/whisk.tiles.backward>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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